

2

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

June 18, 1991

Mr. & Mrs. James D. Lamont
2313 Benson Hill Road
Sparks, Maryland 21152

RE: PETITION FOR RESIDENTIAL VARIANCE
S/S Benson Hill Road, 590' W of Yeoho Road
(2313 Benson Hill Road)
5th Election District - 3rd Councilmanic District
James D. Lamont, et ux - Petitioners
Case No. 91-435-A

Dear Mr. & Mrs. Lamont:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Residential Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: People's Counsel

File

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

June 11, 1991

Mr. & Mrs. James D. Lamont
2310 Benson Hill Road
Sparks, MD 21152

RE: Item No. 424, Case No. 91-435-A
Petitioner: James D. Lamont, et ux
Petition for Residential Variance

Dear Mr. & Mrs. Lamont:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this
6th day of May, 1991.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: James D. Lamont, et ux

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: June 3, 1991

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: James D. Lamont, Item No. 424 ✓
Elwood L. Ulmer, Item No. 426
Thomas P. Ogle, Sr., Item No. 428
Leslie J. Pelt, Item No. 430

In reference to the Petitioner's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEMVAR/ZAC1

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

May 23, 1991

887-3353

Mr. & Mrs. James D. Lamont
2323 Benson Hill Road
Baltimore, Maryland 21204

RE: CASE NUMBER: 91-435-A
LOCATION: S/S Benson Hill Road, 590' W of Yeoho Road
2323 Benson Hill Road

Dear Petitioner(s):

Please be advised that your Petition for Residential Zoning Variance has been assigned the above case number. Any contact made to this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before May 29, 1991. The last date (closing date) on which a neighbor may file a formal request for hearing is June 13, 1991. Should such request be filed, you will receive notification that the matter will not be handled through the administrative process. This will mean advertising of the public hearing and reporting of the property. The public hearing will be scheduled approximately 30 - 45 days from receipt of said notice. In either case, (a) receipt of notification that you will have a public hearing or, (b) the passing of the closing date, the sign and post can then be removed from the property and returned to this office. Failure to return the sign and post will cause your order to be held and incur a \$50.00 charge. Please be advised that the order will not be available for you to pick-up the day you return the sign.

2) Assuming no neighbor has requested a public hearing, the file now enters the final review stage of the administrative process. The Zoning Commissioner must now decide whether to grant or deny the request. He also has the option to request a public hearing.

3) PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Very truly yours,

G. G. Stephens
G. G. STEPHENS
(301) 887-3391

May 7, 1991

Attention: John Alexander
Baltimore County Zoning Office
Development Control

We the undersigned have no objections to the zoning variance #424, for Mr. & Mrs. James Lamont of 2313 Benson Hill Road, Sparks, 21152.
We also state that we are the owners of the adjoining property located to the south of the Lamont home.

signed *John Alexander*
address 16326 Yeo Ho Road, Sparks, MD 21152
signed *John Alexander*
address 16326 Yeo Ho Road, Sparks, MD 21152

RECEIVED
MAY 23 1991
ZONING OFFICE

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: May 30, 1991

TO: Mr. J. Robert Haines
Zoning Commissioner

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: May 21, 1991

This office has no comments for items number 424, 425, 426, 428 and 430.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/vvd

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *11* Date of Posting: *May 21, 1991*
Posted for: *James D. Lamont, et ux*
Petitioner: *James D. Lamont, et ux*
Location of property: *2313 Benson Hill Road, Sparks, MD 21152*
Location of Sign: *2313 Benson Hill Road, Sparks, MD 21152*
Remarks: *None*
Posted by: *John Alexander* Date of return: *May 21, 1991*
Number of Signs: *1*

Baltimore County Government
Fire Department



700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(301) 887-4500

MAY 21, 1991

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: JAMES D. LAMONT
Location: #2313 BENSON HILL ROAD
Item No.: 424 Zoning Agenda: MAY 21, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John Alexander* Noted and Approved *Captain F. Branch*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND
ZONING DEPARTMENT

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(301) 887-4500

DATE: May 21, 1991
FROM: John Alexander, Director
DEVELOPMENT CONTROL

The Development Engineering Division has reviewed the subject zoning file and we have no comments for Item 424, 425, 426, 428 and 430.

By Item 424, a County Review Group Meeting may be required.

Robert W. Bowling
Robert W. Bowling, P.E., Chief
Development Engineering Division

END

